Town of Beaumont

# CENTRAL AREA REDEVELOPMENT PLAN

# TOWN OF BEAUMONT

# CENTRAL AREA REDEVELOPMENT PLAN

Edmonton Metropolitan Regional Planning Commission
General Planning Branch

**EDMONTON METROPOLITAN REGIONAL PLANNING COMMISSION**
Suite 600, Baker Centre, 10025 - 106 Street, Edmonton, Alberta T5J 1G4
Phone (403) 423-5701

Ross G. Quinn
CHAIRMAN

R.G. Madziya, M.A., M.C.I.P.
EXECUTIVE DIRECTOR

YOUR FILE .....

OUR FILE 1210

April 1986

Mayor Chris Calvert and Council,
Town of Beaumont,
Box 330,
Beaumont, Alberta
T0C 0H0

Your Worship and Councillors:

RE: Beaumont Central Area Plan

It is my pleasure to present you with the final copies of the Town of Beaumont Central Area Redevelopment Plan, which presents physical, economic and implementation strategies for the comprehensive improvement of the central area.

The valuable contributions of all members of the Town Council, the Central Area Committee and the general public who presented their views are gratefully acknowledged. With the continuing support of Council, the business community and the residents of Beaumont the central area will continue to develop as the heart of the community.

I trust that the plan will serve as a useful reference and policy document and will assist Council in its future deliberations.

Yours truly,

R. G. Madziya, M.C.I.P.
Executive Director

RGM:HC:ms

Enclosure

TOWN OF BEAUMONT
By-law No. 249
Central Area Redevelopment Plan

A by-law to designate the Central Area of the Town of Beaumont in the Province of Alberta as a Redevelopment Area and to adopt the Central Area Redevelopment Plan

WHEREAS Sections 65 and 67 of the Planning Act, R.S.A. 1980, authorize a Council to implement an area redevelopment plan; and

WHEREAS the Council of the Town of Beaumont deems it necessary and desirable to plan for the future of the central area of Beaumont;

NOW THEREFORE the Municipal Council of the Town of Beaumont, duly assembled, hereby enacts as follows:

1. This By-law shall be cited as the Central Area Redevelopment Plan By-law.

2. The Central Area as outlined on the map attached as Figure 2 is designated as a redevelopment area pursuant to Section 65(a) of the Planning Act and for the purposes set out in Section 65(a) of the Planning Act.

3. The text that is attached is adopted as the Central Area Redevelopment Plan pursuant to Section 65(b) of the Planning Act.

First Reading Carried February 13, 1985.

Second Reading Carried January 22, 1986.

Third Reading Carried January 22, 1986.

MAYOR

SECRETARY-TREASURER

ACKNOWLEDGEMENTS

Central Area Plan Committee

| | |
|---|---|
| Sylvia Beaudoin | Chairman and Citizen at Large |
| Henry Andringa | Citizen at Large |
| Chris Calvert | Councillor and Economic Development Committee |
| David Cohen | Citizen at Large |
| Lori Duggan | Citizen at Large |
| Ronald Gnus | Economic Development Committee |
| Jack Grant | Citizen at Large |
| Bryan Griffiths | Citizen at Large |
| Vincent Magnan | Citizen at Large |
| Ed Moline | Citizen at Large |
| Gerry Patsula | Citizen at Large |
| Monica Plamondon | Councillor |
| Lorraine Poulsen | Citizen at Large |
| Gordon Stewart | Town Manager |
| Clive Thomas | Councillor |
| Bill Thompson | Mayor |
| Jim Watt | Citizen at Large |

Edmonton Metropolitan Regional Planning Commission Staff

| | |
|---|---|
| R. G. Madziya | Executive Director |
| Eugene L. Dmytruk | Planning Manager |
| Gordon Tweddell | Senior Planner |
| Hazel Christy | Project Planner |
| Edith Huckle | Chief Draftsperson |
| Duane Riehl | Draftsperson |
| Karen Haromy | Illustration |
| Jack Super | Printer |
| Ingrid Gruber | Information Processing |
| Susan Gravel | Information Processing |

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# INTRODUCTION

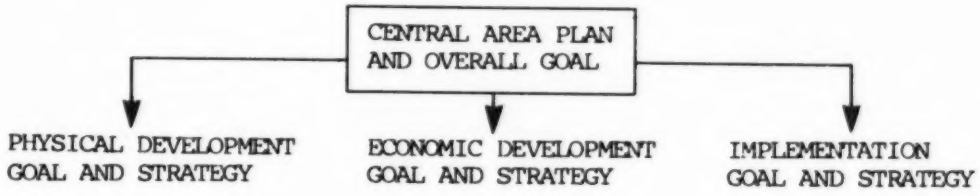
## 1.0 INTRODUCTION

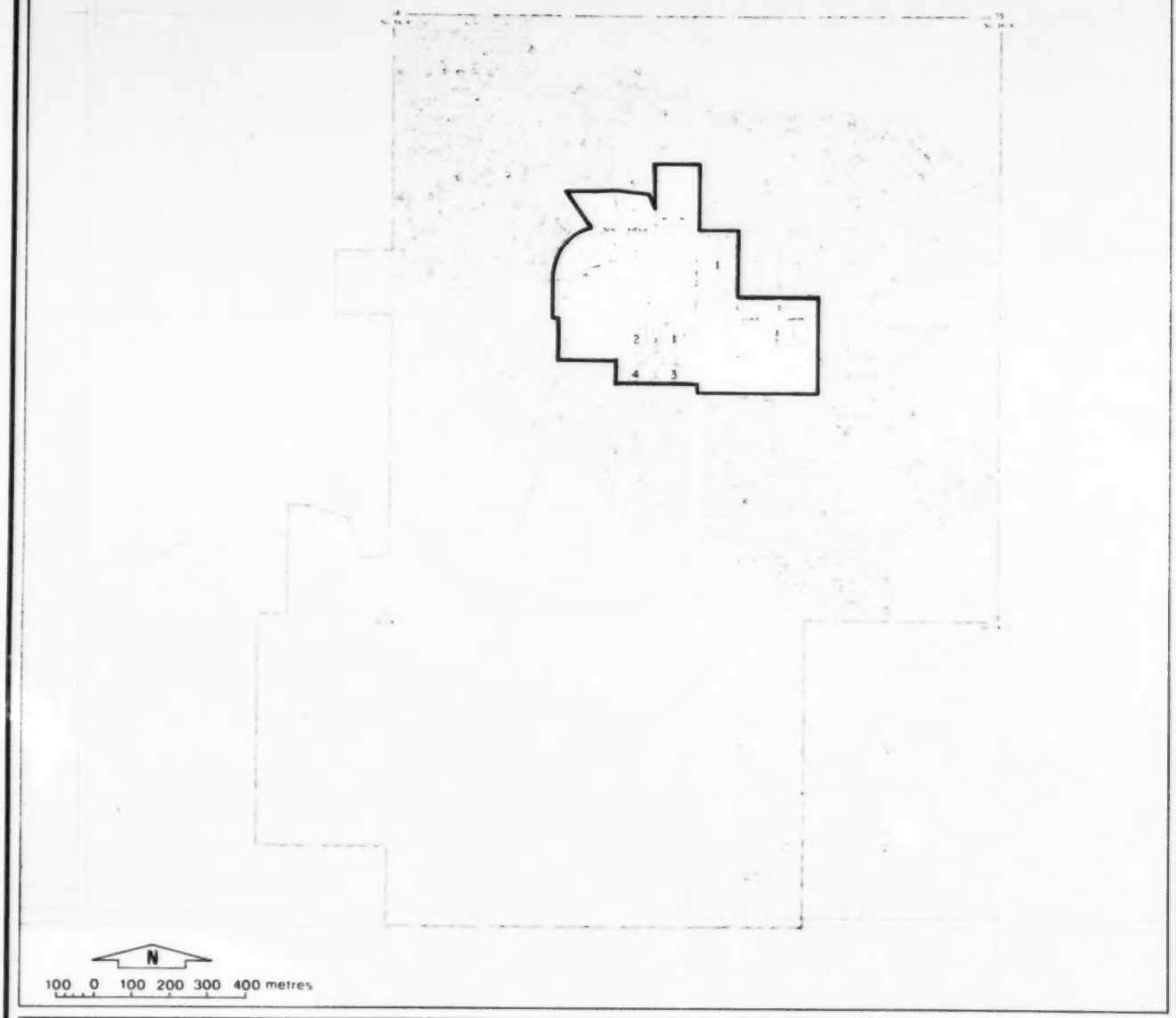
The Beaumont Central Area Redevelopment Plan has been prepared in accordance with Sections 65-67 of the Planning Act 1980, R.S.A. It is intended that this Plan cover all the lands shown on Figure 2, page 12.

The purpose of the Plan is to provide a framework for encouraging and guiding development and redevelopment in the central area. It is anticipated that this process be an on-going one and that this Plan, reviewed as necessary, will serve as a base over the next 20 years.

IT IS THE OVERALL GOAL OF THE PLAN, THAT THE CENTRAL AREA WILL BE THE MAJOR BUSINESS, SOCIAL, CULTURAL AND ENTERTAINMENT FOCUS OF THE TOWN.

In order to achieve this fundamental goal, the plan must consider the physical changes that are necessary, ways of ensuring the economic health of the core area and the manner in which efforts to improve the central area will be organized. Accordingly, the plan is composed of three major components - a physical development strategy, an economic development strategy and an implementation strategy. Each strategy reinforces the overall goal.






## LOCATION

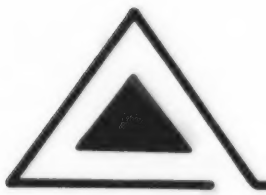
CENTRAL AREA REDEVELOPMENT PLAN

JANUARY 1986

EDMONTON METROPOLITAN REGIONAL PLANNING COMMISSION

FIGURE 1

# Beaumont Central Area Redevelopment Plan



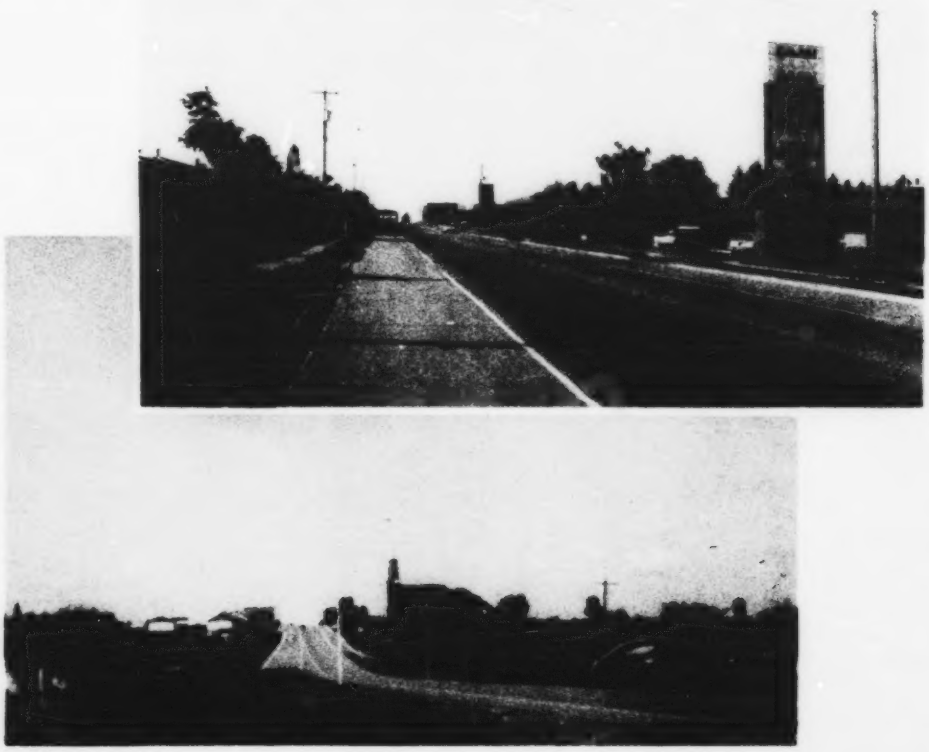
# PHYSICAL DEVELOPMENT STRATEGY

## 2.0 PHYSICAL DEVELOPMENT STRATEGY

The physical development strategy addresses future central area land uses and activities, their location and character as well as the vehicular and pedestrian systems necessary to serve such developments. IT IS THE GOAL OF THIS STRATEGY THAT SUITABLY LOCATED AND SERVICEABLE LAND AREAS WILL BE DESIGNATED AND EXISTING AND PROSPECTIVE DEVELOPMENT WILL BE MANAGED SO AS TO CREATE A CORE AREA WHICH MEETS THE NEEDS AND DESIRES OF THE COMMUNITY.

### 2.1 French Village Theme

The activities and character of a core area are factors which strongly influence the public perception of a community. In many cases, the views and impressions received from a trip down Main Street become the image of a community to both residents and non-residents alike.



Beaumont is unique within the region among towns of similar size because of its history and culture. The suggestion of a "French-village" theme provides the unifying element necessary to coordinate public and private site, building and sign design as well as the previously suggested landscaping improvements. In addition, the "French-village" theme could provide a promotional focus for commercial activities and non-commercial community events.

2.1.1 IT IS AN OBJECTIVE OF THIS PLAN TO PROMOTE A HIGH QUALITY OF SITE, BUILDING AND SIGN DESIGN.

2.1.1.1 A French-village theme which could be expressed in building architecture, public and private signage, street furnishing and site design should be adopted for the central area.

2.1.1.2 The French-village theme should be required for all future development fronting onto:

(a) 50th Street between 49th Avenue and 52nd Avenue;

(b) St. Vital Avenue and Rue Lavigne;

(c) 50th Avenue between 49th Street and 55th Street; and

(d) within the area bounded by 55th and 50th Streets and 52nd and 50th Avenues.

2.1.1.3 The French-village theme will be encouraged but not required in all other locations within the central area.

2.1.2 IT IS AN OBJECTIVE OF THE PLAN TO IMPROVE THE USE OF PUBLIC AND SEMI-PUBLIC SPACES WITHIN THE CORE AREA FOR BOTH ACTIVE AND PASSIVE RECREATION USES.

2.1.2.1 The advice and assistance of the residents and management of the senior citizens home should be sought in order to improve Lot R-5, Block 1, Plan 782-2666 for recreation purposes compatible with the needs of the senior citizens home residents and the general public. (See Appendix 1, Page 27 for Registered Plan Index Map.)

2.1.2.2 Club Beaumont should be consulted to determine if they would be willing to enter into a use and maintenance agreement with the Town concerning Lot 2-R, Block 1, Plan 782-1384. Such an agreement might specify the type of use, maintenance, improvements required, if any; public access and related administrative matters. (See Appendix 1, Page 27 for Registered Plan Index Map.)

2.1.2.3 Use of the Bellevue School grounds for active and passive recreation purposes should be considered including more specifically,

(a) the development of a landscaped picnic area on the southwest portion of the school site near the playground;

(b) development of a scenic walkway and winter slide along the south and west portions of the site; and

(c) encouragement of public use of the outdoor skating rink and playfields during non-school hours.

2.1.2.4 Landscaped seating areas should be constructed adjacent to 50th Street and 50th Avenue in proximity to St. Vital Church.

2.1.2.5 The following streetscape improvements should be undertaken as financial resources permit:

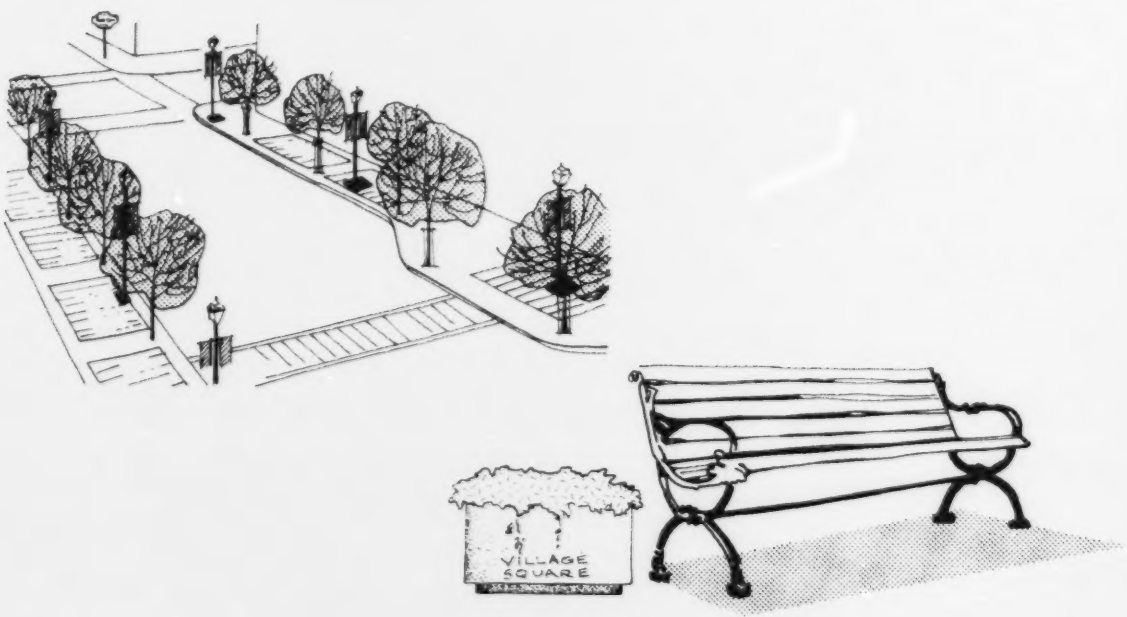
(a) planting of trees along 50th Street, north of 52nd Avenue including the Town office site;

(b) pedestrian level lighting in conjunction with removal of overhead wiring and new roadway lighting along 50th Street between St. Vital Avenue and 52nd Avenue;

(c) hardsurfacing of and tree planting as necessary along the boulevard strip on 50th Street between 50th and 52nd Avenues;

(d) provision of services such as a pay telephone, litter receptacle and landscaped seating area at the northwest corner of 50th Street and 50th Avenue and southwest corner of 50th Street and 52nd Avenue; and

(e) installation of litter receptacles at approximately 50 metre intervals along 50th Avenue and 50th Street within the study area, and to a distance of at least 100 metres from commercial developments.



2.1.2.6 The Town, insofar as is practicable, will require the maintenance or replacement of landscaping along streets and on private property during development.

2.1.2.7 The Town and adjacent landowners should enhance the proposed pedestrian walkway routes through new tree planting.

2.1.2.8 Upgrading of private landscaping within the central area should be encouraged.

2.1.2.9 The permanent public display of artworks within the central area should be encouraged.

2.1.3 IT IS AN OBJECTIVE OF THE PLAN TO MAINTAIN OR ENHANCE SIGNIFICANT VIEWS AND VISTAS IN ORDER TO PROVIDE A SENSE OF PLACE AND COMMUNITY.

2.1.3.1 The placement of structures and landscaping which would restrict the views of the surrounding countryside from the following public vantage points should be avoided.

(a) 50th Avenue from 48th to 49th Street;
(b) St. Vital Avenue and Rue Lavigne;
(c) Bellevue School grounds to the south; and
(d) Lot 2R, Block 1, Plan 782-1384 (rear of Club Beaumont).

(See Appendix 1, Page 27 for Registered Plan Index Map.)

2.1.3.2 The construction of an observation deck or belvedere at St. Vital Avenue and Rue Lavigne should be considered.

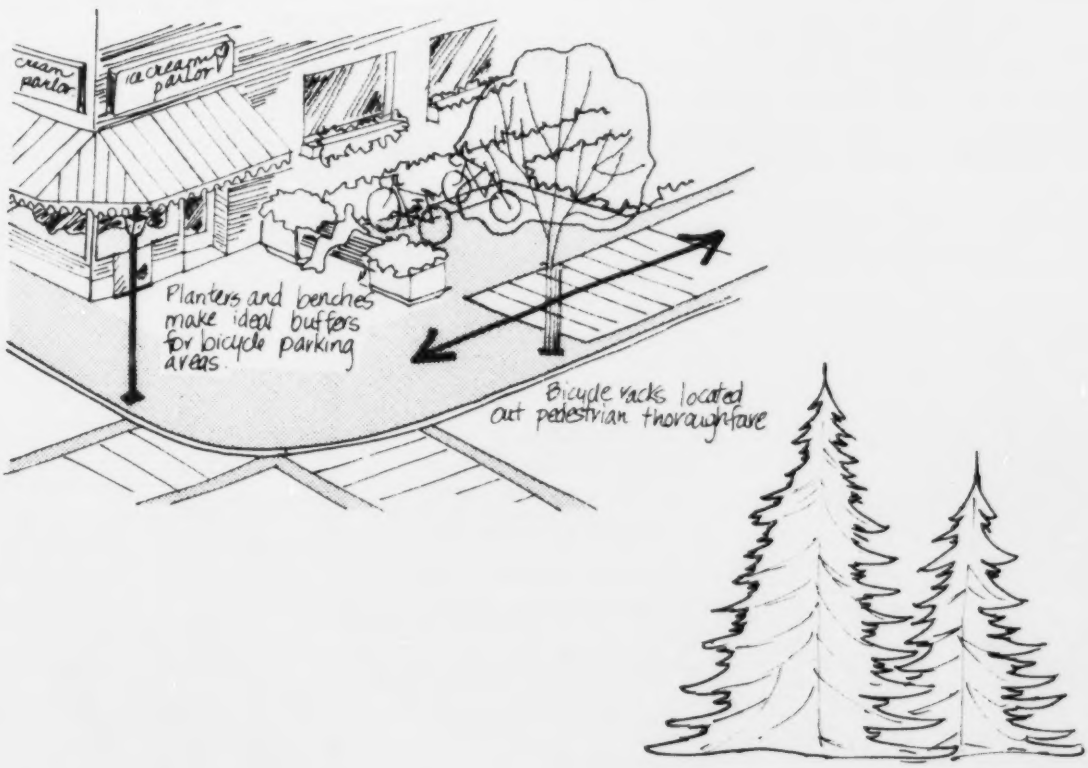
2.1.3.3 Future developments should be designed and sited so as to maintain views of St. Vital Church spire from 50th Street and 50th Avenue and the proposed semi-pedestrian roadway.

2.1.4 IT IS AN OBJECTIVE OF THE PLAN TO PROVIDE FOR A VARIETY OF COMMERCIAL AND GENERAL COMMUNITY ACTIVITIES COMPATIBLE WITH THE SITE SPECIFIC LAND USES AS A MEANS OF ENCOURAGING COMMUNITY USE OF THE CENTRAL AREA.

2.1.4.1 Public and quasi-public spaces, (streets and sidewalks, parks and institutional sites and in particular the proposed semi-pedestrian roadway) should be used for activities such as outdoor restaurant seating, vending kiosks, exhibitions, concerts and arts and crafts displays and sales.

2.1.4.2 Guidelines should be prepared for the granting of commercial kiosk permits. The guidelines should include consideration of the nature of nearby businesses, the types of kiosks permitted (e.g. food, magazines, handicrafts, etc.), the design, construction, signing and placement of kiosks and approval terms and fees.

2.1.4.3 The farmers market should continue to be supported.


cream parlor
ice cream parlor
Planters and benches make ideal buffers for bicycle parking areas
Bicycle racks located out pedestrian thoroughfare

## 2.2 Village Square

The area bounded by 55th Street, 52nd Avenue, 50th Street and 50th Avenue presents significant development opportunities. Presently, the area consists of a number of large lots, some long and narrow, the majority developed to extremely low density.

The major development constraint here is the lack of access to the interior of the block. Any new parcel created by further subdivision must have adequate legal access, and any new development must be situated so as not to restrict future access to the interior of the block. An additional consideration must be the pattern of ownership, in which most lots are individually held.

Nevertheless, the area has great potential for the development of a commercial/business area incorporating the French Village theme and could become the focal point for community recreational and cultural activity.

2.2.1 IT IS AN OBJECTIVE OF THIS PLAN TO FURTHER THE DEVELOPMENT OR REDEVELOPMENT OF THE AREA BOUNDED BY 55th AND 50th STREETS AND 52nd AND 50th AVENUES.

2.2.1.1 The Town is aware of the potential for a pedestrian or roadway connection between 50th Street and 52nd Avenue, and will not likely permit development to locate in such a way as to preclude the construction of such a connection in the future.

2.2.1.2 Once development has occurred the Town should seek to establish a community focal point such as a small park, gazebo or fountain within this area.

2.2.1.3 Future development within this area should present a unified appearance by adherence to the French Village theme.

Appendix 3, beginning on page 30 contains some illustrations of the manner in which development could occur in this area, with and without a vehicular right-of-way connecting 50th Street with 52nd Avenue. It should be noted that these alternatives are descriptive examples only and should not be construed as a detailed site plan for the development of this area.

## 2.3 Future Land Use

The idea of a theme with related landscaping and physical improvements is a visually and emotionally appealing part of a plan. For these improvements to be successful in the long term, however, they must be based on more stable policy guidelines. The proposed land use structure and transportation system provides a basic framework for the future development of the central area.

The central plan area and its existing land uses are indicated by Figure 1 - Existing Land Use, page 11. The major existing land uses are residential, institutional and commercial (see Table 1).

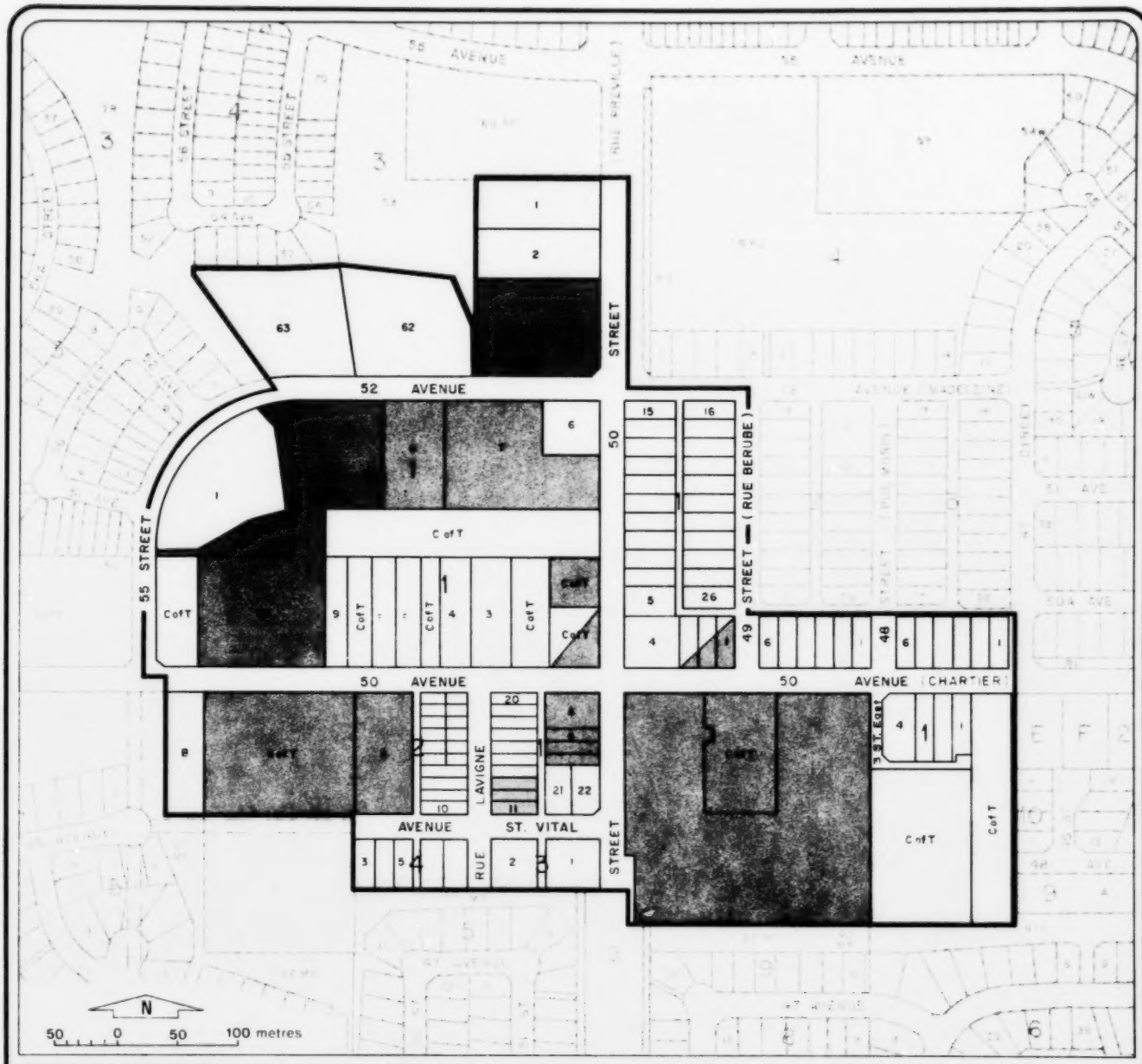
TABLE 1
EXISTING LAND USE

| LAND USE | AREA ($m^2$) | PERCENT OF TOTAL |
|---|---|---|
| Residential | 81,057 | 38.8 |
| Institutional | 52,928 | 25.3 |
| Commercial | 23,498 | 11.2 |
| Reserves | 5,789 | 2.8 |
| Light Industrial | 2,300 | 1.1 |
| Utilities | 2,024 | 1.0 |
| Vacant | 41,251 | 19.8 |
| TOTAL | 208,847 | 100.0 |

Much of the residential development within the central area occurred prior to the 1960's and is characterized by a variety of lot sizes and shapes. In particular, the large residential lots northwest of the 50th Street/50th Avenue intersection are an awkward size and shape for redevelopment.

Commercial development within the central area has occurred at relatively low densities reflecting the large areas devoted to parking. Significant commercial expansion opportunities exist due to the presence of vacant parcels within the core area and residential properties potentially suitable for commercial redevelopment.

St. Vital Church, Club Beaumont and Bellevue School occupy large amounts of space within the core area. The Town's offices, although adequate for the current size of the municipality will not remain so when the community increases in population.




## EXISTING LAND USE

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- RECREATIONAL/RESERVE
- UTILITIES
- LIGHT INDUSTRIAL
- VACANT

JANUARY 1986 EDMONTON METROPOLITAN REGIONAL PLANNING COMMISSION FIGURE 2

# Beaumont Central Area Redevelopment Plan

Vacant parcels total 41,251 $m^2$ in area and offer immediate development opportunities. The area around the core area is predominantly recent residential development and therefore cannot be considered for core area expansion purposes.

The concept plan provides for increases in commercial land area and in addition, the plan recognizes the likely continuation of a number of existing institutional uses, the commercial development potential of the Town office site and provides for increased housing within the central area through modest increases in density in addition to maintaining peripheral neighbourhoods.

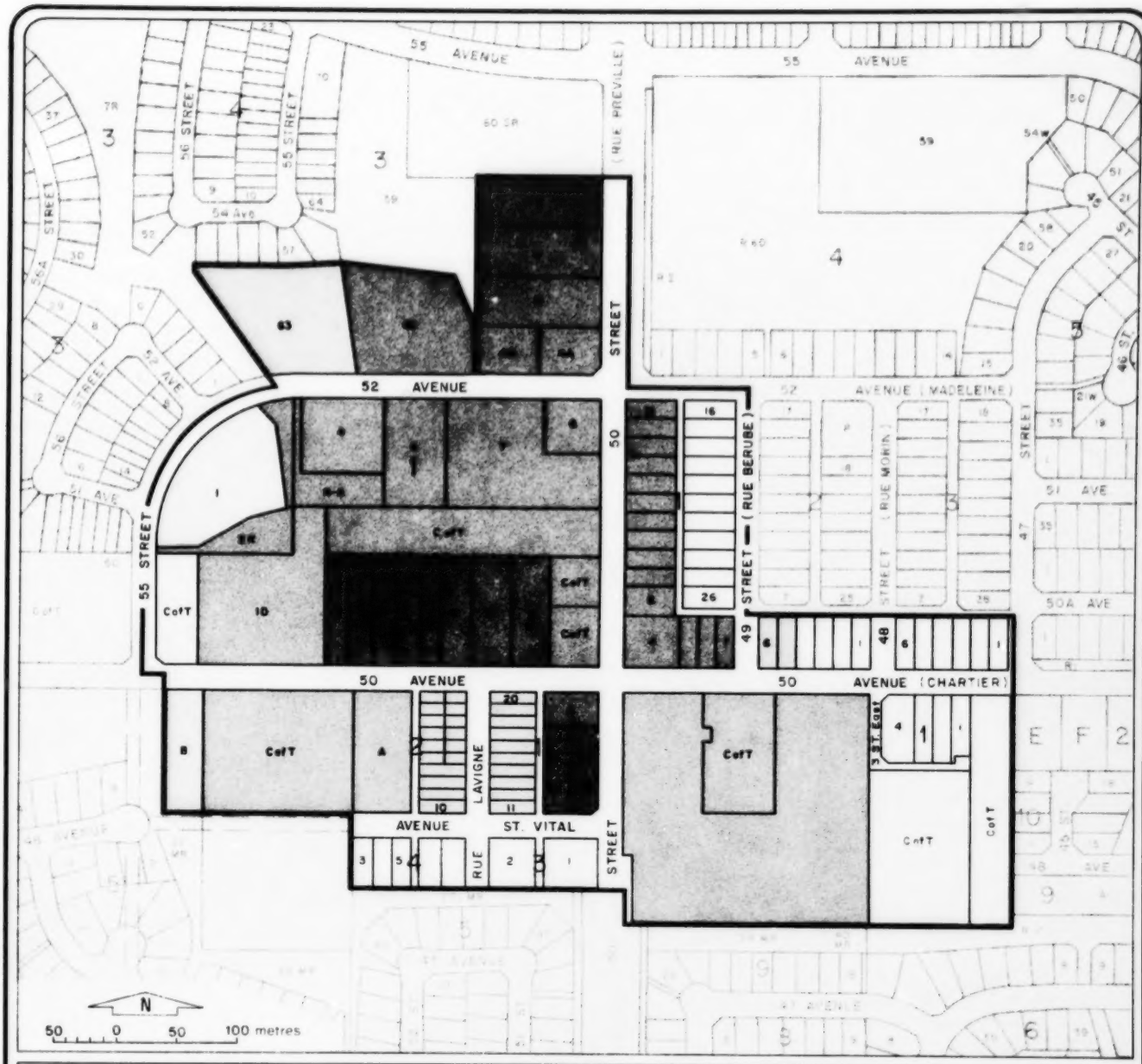
2.3.1 IT IS AN OBJECTIVE OF THE PLAN TO DESIGNATE SUITABLE LAND AREAS WITHIN THE CORE AREA TO ACCOMMODATE THE MAJORITY OF THE COMMERCIAL RETAIL AND SERVICE NEEDS OF THE TOWN TO A POPULATION OF APPROXIMATELY 10,000 RESIDENTS.

The following policy recommendations indicate the ways in which the above noted objective is to be attained, and are also illustrated on Figure 2 - Concept Plan.

2.3.1.1 Designation of the following properties for commercial retail and personal service uses should be supported.

(a) Lots 1, 2, and 3, Plan 6384 E.T. (north of Town Office)
(b) Lots 1 to 15, Plan 8445 E.T. (east side of 50th Street)
(c) Lot 62, Plan 7921549 (east of A.G.T.)
(d) Lot 6, Plan 5332 N.Y. (corner of 52nd Avenue and 50th Street)
(e) Lots 6 and 7, Plan 782-2666 (Beau Village Place)
(f) Certificate of Title 812 213 483 (Gulf Station)
(g) Certificate of Title 782-135-275 (Mini-mart)
(h) Lots 4 and 5, Plan 7712 (Beaumont Professional Centre)
(j) Certificate of Title 220-J-140 (next to 'Chateau')
(k) Lots 21 and 22, Plan 762-1374 (corner of St. Vital and 50th Street)

(See Appendix 1, Page 27 for Registered Plan Index Map, and Figure 2 - Concept Plan.)




## CONCEPT PLAN

- LOW DENSITY RESIDENTIAL
- MODERATE DENSITY RESIDENTIAL (Townhouse)
- MEDIUM DENSITY RESIDENTIAL (Walk-up Apartment)
- COMMERCIAL/MODERATE DENSITY RESIDENTIAL
- COMMERCIAL/MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- OPEN SPACE

JANUARY 1986

EDMONTON METROPOLITAN REGIONAL PLANNING COMMISSION

FIGURE 3

# Beaumont Central Area Redevelopment Plan

2.3.1.2 The affected landowners and the Town should continue to seek ways in which the following properties might be developed for commercial and/or mixed commercial-moderate density housing.

(a) Certificate of Title 80-K-259
(b) Certificate of Title 74-S-266
(c) Certificate of Title 3-Y-272
(d) Certificate of Title 154-Q-180
(e) Certificate of Title 62-V-230
(f) Certificate of Title 822-168-241
(g) Lots 3 and 4, Plan 3516 T.R.

(properties located north side of 50th Avenue, west of 50th Street)

(See Appendix 1, Page 27 for Registered Plan Index Map and Figure 2 - Concept Plan.)

2.3.1.3 The redesignation of Lots 4A and 4B, Plan 762-0111, currently the site of the Town offices and the AGT facility, for commercial retail and service uses should be considered when the sites are no longer suitable for their current uses.

2.3.2 IT IS AN OBJECTIVE OF THE PLAN TO DESIGNATE AREAS OF MULTIPLE FAMILY HOUSING WHICH WILL BE COMPATIBLE WITH AND SUPPORTIVE OF THE CORE AREA'S COMMERCIAL ROLE.

2.3.2.1 Designation of the following properties for moderate density housing purposes should be supported.

(a) Lot 63, Block 3, Plan 792-1549 (fronting on 52nd Avenue west of 50th Street)
(b) Certificate of Title 91-H-227 (corner of 55th Street and 50th Avenue)

2.3.2.2 The landowner and the Town should seek ways in which Lot 1, Block 1, Plan 782-1384 (fronting on 55th Street) and Lot B, Plan 1305 M.C. (west of Bellevue School) may be developed for medium density housing purposes while not precluding the possibility of improved accessibility to the interior of the area bounded by 50th and 52nd Avenues and 59th and 55th Streets.

(See Appendix 1, Page 27 for Registered Plan Index Map and Figure 2 - Concept Plan.)

2.3.3 IT IS AN OBJECTIVE OF THE PLAN TO MAINTAIN LOW DENSITY RESIDENTIAL USES WITHIN THE CENTRAL AREA.

2.3.3.1 The following properties should be designated for low density housing purposes.

(a) Lots 1 and 2, Block 3, Plan 8488 E.T. (south side of Avenue, St. Vital)
(b) Lot 1, Block 4, Plan 8488 E.T.
(c) Lots 3, 4 and 5, Plan 4670 T.R.
(d) Lots 16 to 26, Block 1, Plan 8445 E.T. (west side of 49th Street)
(e) Lots 1 to 4, Block 2, Plan 8445 E.T. (north side of 50th Avenue between 48th Street and 49th Street)
(f) Lots 1 to 6, Block 3, Plan 8445 E.T.(north side of 50th Avenue between 47th and 48th Street)
(g) Lots 1 to 4, Plan 2893 M.C. (south side of 50th Avenue, east of Church).

2.3.3.2 The landowner and the Town should seek ways in which the following properties might be developed for low density residential purposes.

(a) Certificate of Title 196-D-249 (large lots east of Church)
(b) Certificate of Title 782-204-392

(See Appendix 1, Page 27 for Registered Plan Index Map and Figure 2 - Concept Plan.)

NOTE: Low density housing includes uses such as single family residential and duplexes. Moderate density housing includes uses such as multiple family dwellings (16 units per acre/2-1/2 storeys maximum height). Medium density housing includes uses such as walk-up apartments (30 units per acre/3-1/2 storeys maximum height).

2.3.4 IT IS AN OBJECTIVE OF THE PLAN TO MAINTAIN A VARIETY OF INSTITUTIONAL USES WITHIN THE CENTRAL AREA AND ENCOURAGE NEW USES SO AS TO ENSURE THE AREA'S CONTINUED ROLE AS THE CENTRE OF NON-COMMERCIAL COMMUNITY SERVICES.

2.3.4.1 The following properties should be designated in a manner consistent with a continuation of the institutional uses.

(a) Lot 10, Block 1, Plan 3516 T.R. (Club Beaumont)
(b) Certificate of Title 112-R-247 (Church)
(c) Lot 4, Block 1, Plan 782-2666 (Senior Citizens)
(d) Certificate of Title 132-0-194 (Bellevue School)
(e) Lot A, Block 2, Plan 7712 U (east of school)

(See Appendix 1, Page 27 for Registered Plan Index Map and Figure 2 - Concept Plan.)

2.3.4.2 The post office should be relocated to a site within the central area which offers more convenient parking. Potential sites include but are not limited to those identified in Policies 2.3.1.1 and 2.3.1.2.

2.3.4.3 The continuation of St. Vital Church as a prominent feature and use within the central area should be encouraged.

2.3.4.4 The need, level of community support and the resources available for establishment of the following institutional uses within the central area should be determined.

(a) library,
(b) museum,
(c) teen centre, and
(d) multi-cultural centre.

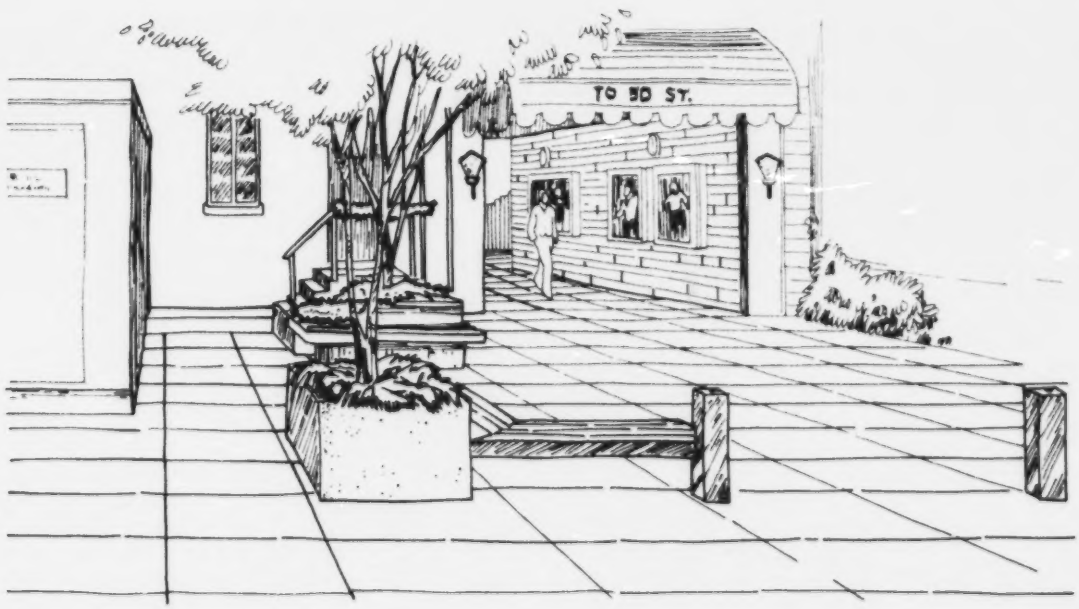
2.3.4.5 The Town will cooperate with interested groups to determine the need for institutional forms of housing which may be appropriate within the central area (senior citizens, handicapped, etc.).

## 2.4 Transportation System

### 2.4.1 IT IS AN OBJECTIVE OF THE PLAN TO ENSURE SAFE AND CONVENIENT ACCESS TO ALL CENTRAL AREA ACTIVITIES.

2.4.1.1 Fiftieth Avenue from 55th to 49th Street will be paved at the earliest possible opportunity. Paving should eventually be extended easterly and westerly to the proposed ring roads.

2.4.1.2 Development proposed for the area bounded by 55th and 50th Streets, and 52nd and 50th Avenues shall not be permitted without the provision of suitable access as determined by the Town.



2.4.1.3 The need for additional traffic and pedestrian controls should be reviewed at the following locations:

(a) 50th Avenue and 50th Street, and
(b) 50th Street and 52nd Avenue.

2.4.1.4 The Town will continue to improve sidewalks as funds permit.

2.4.1.5 Ramped curbs should be provided where feasible during any corner curb and sidewalk reconstruction within the central area.

2.4.1.6 The provision of the following pedestrian walkways should be initiated through discussions amongst all interested groups and individuals.

(a) Between St. Vital Avenue and 50th Avenue along the southern and western portions of Bellevue School site.

(b) Along the west side of 50th Street north of 52nd Avenue.

(c) Through the St. Vital Church property along an alignment generally easterly and northerly from approximately the intersection of St. Vital Avenue and 50th Street and 50th Avenue and 48th Street.

2.4.2 IT IS AN OBJECTIVE OF THE PLAN TO ENSURE SUFFICIENT, WELL DESIGNED PARKING FOR ALL FUTURE CENTRAL AREA DEVELOPMENTS.

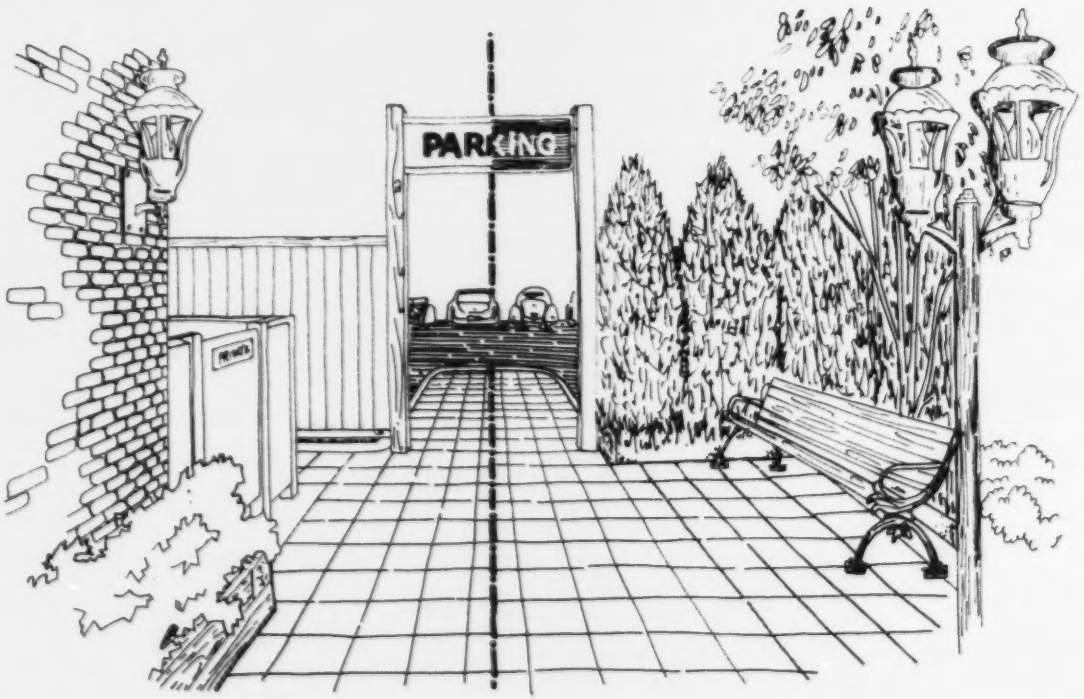
2.4.2.1 Off-street parking, as specified by the Town's land use bylaw, should continue to be required and sharing of parking areas should be encouraged where appropriate.

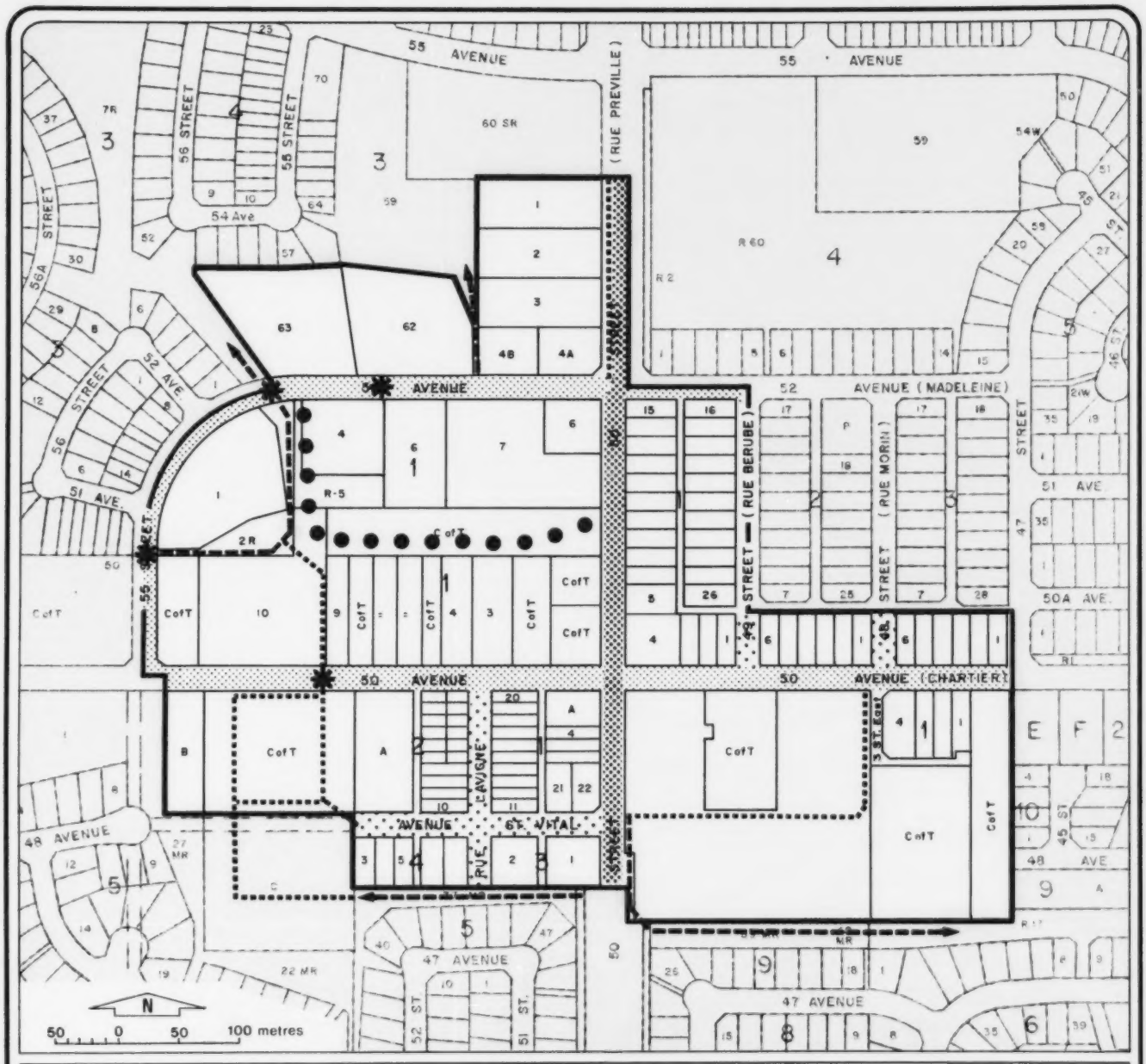
2.4.2.2 Parallel parking along 50th Street should continue to be permitted until such time as it interferes with the traffic movement function of the roadway.

2.4.2.3 The number of private accesses to 50th Street should be limited in order to ensure the continued smooth flow of traffic.

2.4.2.4 St. Vital Church should be encouraged to provide additional off-street parking to meet the church's needs.

2.4.2.5 On-street parking along local and collector roadways should continue to be permitted.






## FUTURE TRANSPORTATION SYSTEM

| EXISTING | PROPOSED |
|---|---|
| ARTERIAL | POSSIBLE LOCAL ACCESS |
| COLLECTOR | WALKWAY |
| LOCAL | CROSSWALK |
| WALKWAY | |

Existing walkways adjacent to roadways are not illustrated.

JANUARY 1986 — EDMONTON METROPOLITAN REGIONAL PLANNING COMMISSION — FIGURE 4

# Beaumont Central Area Redevelopment Plan

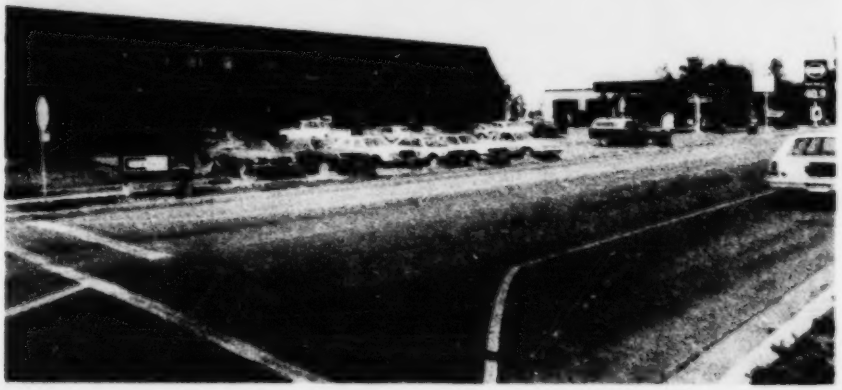
ECONOMIC DEVELOPMENT STRATEGY

## 3.0 ECONOMIC DEVELOPMENT STRATEGY

Beaumont, situated close to Edmonton, has a relatively small population, many of whom work in Edmonton. These factors have resulted in a large proportion of residents shopping in the central city rather than locally.

Beaumont's relatively small population, its proximity to Edmonton and the high proportion of residents working in Edmonton result in a large proportion of shopping being attracted to the central city.

THE GOAL OF THE ECONOMIC DEVELOPMENT STRATEGY IS TO MARKET THE CENTRAL AREA'S SERVICES, ACTIVITIES AND OPPORTUNITIES TO PROSPECTIVE USERS.



### 3.1 Opportunities

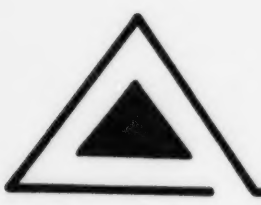
3.1.1 IT IS AN OBJECTIVE OF THIS PLAN THAT THE CENTRAL AREA STRENGTHEN ITS ROLE IN SERVING THE COMMERCIAL NEEDS OF THE TOWN AND ITS SURROUNDING AREAS.

3.1.1.1 The Economic Development Committee of the Town should continue to be supported as the group primarily responsible for attracting new economic activities.

3.1.1.2 The Economic Development Committee should seek to publicize the business opportunities available in the Town of Beaumont.

3.1.1.3 The Economic Development Committee should establish and maintain contact with government and private agencies which might affect central area development.

3.1.1.4 The Town should continue to encourage and support the Beaumont Business Association in their efforts to strengthen the local businesses.



# IMPLEMENTATION

## 4.0 IMPLEMENTATION

### 4.1 Priorities and Responsibilities

The accompanying Table 2 summarizes plan policies and lists them in order of priority. Some plan policies may be more quickly and easily implemented than others which involve negotiation, lobbying or large expenditures. Nevertheless, all policies are related and should work together to support the main goals of this plan.

The table also lists those individuals and groups responsible for action on a given policy. Primary and secondary responsibilities are identified as a means of guiding the effort.

### 4.2 Monitoring and Review

The management of central area development should be seen as a continuous process which includes implementing and revising this plan as necessary to meet Town objectives. Council should continue to encourage residents and businesses to identify issues and opportunities which may be incorporated into development strategies. Proposed short term actions should be evaluated in part to determine whether they are consistent with the Town's overall objectives. New development procedures or standards should be formulated in such a way that they will contribute to the achievement of these objectives.

At some point, normally after a five year period, a plan should be reviewed to determine if it is still an accurate expression of the Town's wishes and desires. Accordingly, it is recommended that this plan be reviewed, probably in conjunction with the General Municipal Plan when changing circumstances warrant.

As the Town grows and develops, updating or fine tuning of the plan may be required to reflect changes in attitude and other factors unforeseen at the time of plan preparation.

## TABLE 2 IMPLEMENTATION: PRIORITIES AND RESPONSIBILITIES

**PRIORITIES AND RESPONSIBILITIES**

| POLICY NUMBER | Please Refer to Text for Complete Wording | COUNCIL | TOWN MANAGER | TOWN PLANNER | DEVELOPMENT OFFICER | TOWN ENGINEER | PARKS AND RECREATION | ECONOMIC DEVELOPMENT COMMITTEE | BUSINESSMEN'S ASSOCIATION | ALBERTA GOVERNMENT/FEDERAL GOVERNMENT | HISTORICAL SOCIETY | LANDOWNERS | PROSPECTIVE DEVELOPERS | SCHOOL BOARD | PARISH |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **IMMEDIATE** | | | | | | | | | | | | | | | |
| 2.3.1.1, 2.3.2.1, 2.3.3.1, 2.3.4.1 | Land Use Designations (Concept Map) | ● | | 0 | | | | | | | | | | | |
| 2.1.1.1 | Adoption of French Village Theme for Central Area | ● | | 0 | 0 | | | | 0 | | | 0 | 0 | | |
| 2.1.1.2/2.1.1.3 | Mandatory Theme Requirement for Key Areas/ Encouraged for Other Area | | | 0 | ● | | | | 0 | | | 0 | 0 | | |
| 2.1.2.6 | Maintenance/Replacement of Landscaping During Development | | | | ● | | | | | | | | 0 | | |
| 2.1.3.1 | Control Placement of Structures and Landscaping so as to Preserve Views of Surrounding Countryside | 0 | | 0 | ● | | | | | | | | 0 | | |
| 2.1.3.2 | Consider Construction of Observation Deck St. Vital Avenue and Rue Lavigne | ● | 0 | | | | ● | | | | | | | | |
| 2.1.3.3 | Design and Siting of Developments so as to Preserve View of St. Vital Church | | 0 | | ● | | | | | | | | 0 | | |
| 2.1.4.2 | Preparation of Guidelines for Kiosk or Seasonal Commercial Permits | 0 | ● | | 0 | | | 0 | 0 | | | | | | |
| 2.4.1.1 | Pave 50th Avenue (55th to 49th Street) at Earliest Practicable Opportunity | ● | 0 | | | 0 | | | | | | | | | |
| 2.4.1.4 | Improve Sidewalks as Funds Permit | ● | 0 | | | 0 | | | | | | | | | |
| 2.4.1.5 | Provide Ramped Curbs Where Feasible as part of Sidewalk or Curb Reconstruction in Central Area | ● | | | | 0 | | | | | | | | | |
| 2.4.1.6 | Consider Provision of Pedestrian Walkways Throughout Central Area (see Concept Map) | ● | 0 | | | 0 | | | | | | 0 | | 0 | 0 |
| 2.4.2.1 | Continue to Require Off-Street Parking and Shared Parking Areas | 0 | | | ● | | | | | | | | | | |
| 2.4.2.2 | Permit Parallel Parking on 50th Street as Long as Roadway Function is Maintained | ● | | | 0 | 0 | | | | | | | | | |
| 2.4.2.3 | Limit Number of Private Accesses to 50th Street | ● | | | 0 | 0 | | | | | | | | | |
| 2.4.2.4 | Encourage St. Vital Church to Upgrade Parking Facilities | ● | | | | | | | 0 | | | | | | 0 |
| 2.4.2.5 | Continue to Permit On-Street Parking on Local and Collector Roadways | ● | | | 0 | 0 | | | | | | | | | |
| 3.1.1.1 | Continue Efforts to Attract New Economic Activities | 0 | | | | | | ● | 0 | | | | | | |
| 3.1.1.2 | Disseminate Information Pertaining to Available Business Opportunities in Beaumont | 0 | 0 | | | | | ● | 0 | | | | | | |
| 3.1.1.3 | Establish and Maintain Government and Private Sector Contacts | 0 | | | | | | ● | | 0 | 0 | | | | |
| 3.1.1.4 | Encourage and Support Beaumont Business Association | | | | | | | | ● | | | | | | |

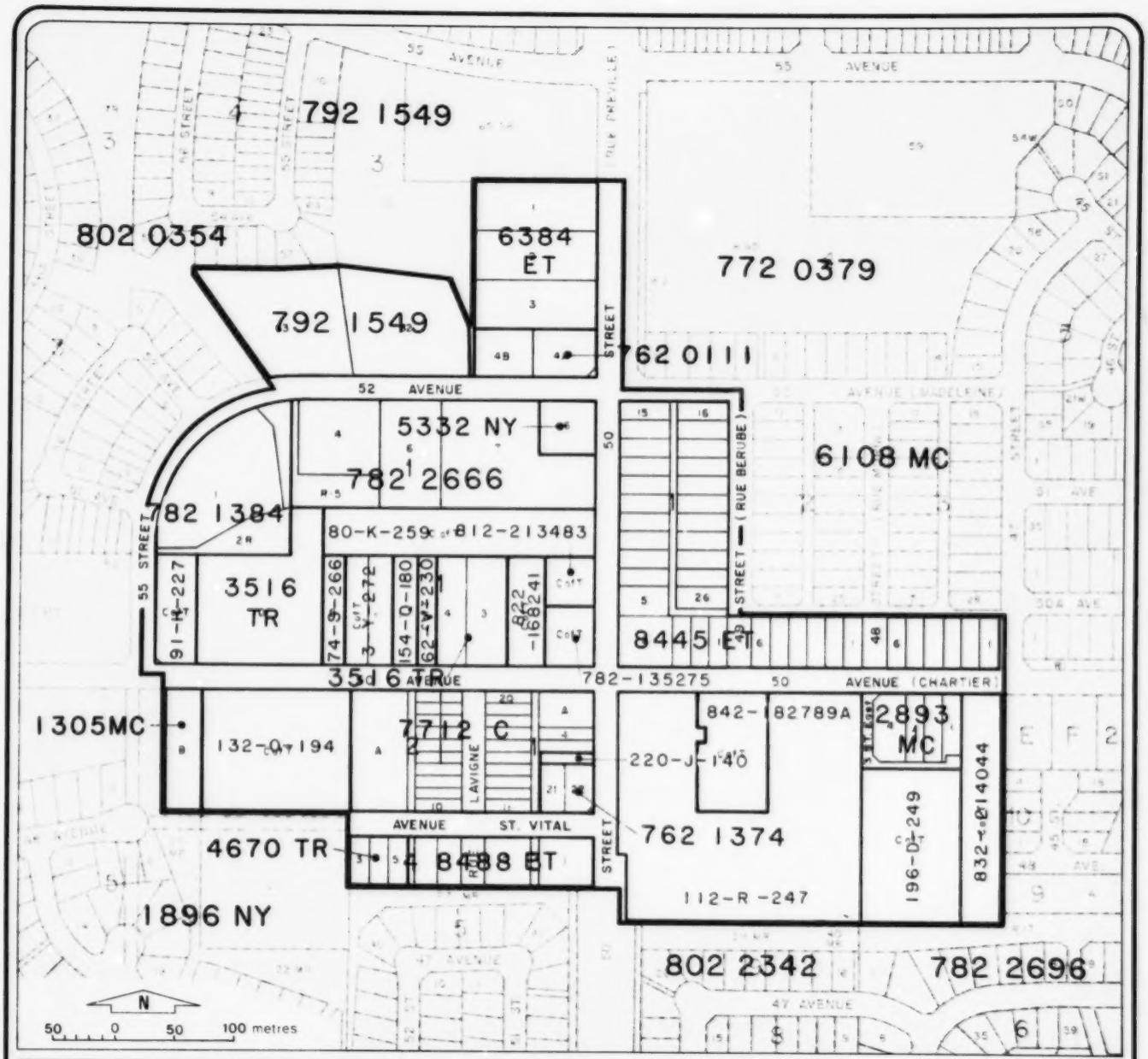
**LEGEND:** ● SUGGESTED PRIMARY RESPONSIBILITY 0 SUGGESTED SECONDARY RESPONSIBILITY

## PRIORITIES AND RESPONSIBILITIES

| POLICY NUMBER | Please Refer to Text for Complete Wording | COUNCIL | TOWN MANAGER | TOWN PLANNER | DEVELOPMENT OFFICER | TOWN ENGINEER | PARKS AND RECREATION | ECONOMIC DEVELOPMENT COMMITTEE | BUSINESSMEN'S ASSOCIATION | ALBERTA GOVERNMENT/FEDERAL GOVERNMENT | HISTORICAL SOCIETY | LANDOWNERS | PROSPECTIVE DEVELOPERS | SCHOOL BOARD | PARISH |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **IMMEDIATE TO MEDIUM TERM** | | | | | | | | | | | | | | | |
| 2.1.2.8 | Upgrading of Private Landscaping | 0 | | | | | | 0 | | | ● | 0 | | | |
| 2.3.1.2 | Continue Discussion Between Town and Landowners North of 50th Street on Means of Developing Mixed Commercial/ Moderate Density Housing in the Block | 0 | 0 | | | 0 | | | | | ● | | | | |
| **MEDIUM TERM** | | | | | | | | | | | | | | | |
| 2.1.2.1 | Consult With Senior Citizens To Improve Lot R-5, Block 1, Plan 782-2666 (Adjacent to Senior Citizens) | ● | 0 | | | | 0 | | | | | | | | |
| 2.1.2.2 | Negotiate a Use/Maintenance Agreement With Club Beaumont Regarding Lot 2-R, Block 1, Plan 782-1384 | ● | 0 | | | | 0 | | | | | | | | |
| 2.1.2.3 | Expanded Use of Bellevue School Grounds | 0 | 0 | | | | | | | | | | | ● | |
| 2.1.2.4 | Landscaped Seating Areas on 50th Street and 50th Avenue | ● | 0 | | | | 0 | | | | | | | | |
| 2.1.2.7 | Enhancement of Walkway Routes Through Planting | ● | 0 | 0 | | | | | | | | | | | |
| 2.1.2.9 | Public Display of Artwork | ● | 0 | | | | 0 | | | | | | | | |
| 2.3.4.5 | Determine Need and Level of Community Support for Institutional Centres such as Library, Museum | ● | 0 | | | | 0 | 0 | | | | | | 0 | |
| 2.3.4.6 | Cooperate With Interested Groups to Determine Institutional Housing Needs Appropriate for the Central Area | ● | 0 | | | | | | | | | | | | |
| 2.4.1.3 | Review Need for Traffic and Pedestrian Controls at 50th Avenue and 50th Street; 52nd Avenue and 50th Street | ● | 0 | | | 0 | | | | | | | | | |
| **MEDIUM TO LONG TERM** | | | | | | | | | | | | | | | |
| 2.1.2.5 | Streetscape Improvements on 50th Street including Planting, Lighting, Pedestrian Services | ● | 0 | 0 | | | | 0 | | | | | | | |
| 2.3.2.2 | Negotiate with Landowners Means of Developing Lot 1, Block 1, Plan 782-1384 (fronting on 55th Street) for Medium Density Housing While Preserving a Future Road Right-of-Way to the Interior of the Block | ● | 0 | 0 | | 0 | | | | | | | ● | | |
| 2.3.3.2 | Consider Ways in Which Lots East of St. Vital Church may be Developed for Low Density Residential Purposes | 0 | 0 | | | | | | | | | | ● | | |
| 2.3.4.2 | Relocation of Post Office | 0 | | | | | | 0 | 0 | | ● | | | | |

**LEGEND:** ● SUGGESTED PRIMARY RESPONSIBILITY 0 SUGGESTED SECONDARY RESPONSIBILITY

# APPENDIX 1




## REGISTERED PLAN INDEX

JANUARY 1986 — EDMONTON METROPOLITAN RECIONAL PLANNING COMMISSION — FIGURE 5

# Beaumont Central Area Redevelopment Plan

# APPENDIX 2

## SPECIFIC DESIGN GUIDELINES

### APARTMENT/COMMERCIAL BUILDING (NORTH SIDE OF 50TH AVENUE BETWEEN 49TH AND 50TH STREETS)

Improvements

1. Paint concrete block., all sides of building.
   - suggest warm beige to complement brown facia on balconies.

2. Canopies - similar to "Country Comfort".
   - colors to complement paint and facia, i.e. orange, gold, beige, ochre.

3. Shutters - beside windows or on windows (inside).
   - beside windows to be floor to ceiling in complementary color.
   - on inside windows - to replace curtains or other obstructions (i.e cabinets).
   - on upstairs windows.

4. Plants - encourage renters to place and care for flower boxes, to be seen from street.

Problems

1. Sidewalk next to building is too narrow to have planters.

2. Parking lot is limited in size, planters or benches on site would limit parking.

### COMMERCIAL/RESIDENTIAL BUILDING (N.W. CORNER OF 50TH STREET AND 50TH AVENUE)

Improvements

1. Paint concrete block (all sides) to complement wood.
   - color could be lighter than that required for P.O. building.

2. Canopies over entrances to upper floors.

3. Plants - in balconies.

4. Visual separation between parking lot and sidewalk, i.e. picket fence, planters.

5. Maintain landscaping.

Problems

1. Limited site size - parking may be cramped with any further landscape features.

COMMERCIAL OFFICE BUILDING (S.W. CORNER 50TH STREET AND 50TH AVENUE)

Improvements

1. Shutters beside windows.
2. Curtains to complement exterior.
3. Flowers in planters.
4. Landscaping along east/west road to be kept low (not over 2-3 feet) for maximum visibility from road.
5. Canopies over entrances in company colors or to complement exterior colors.

COMMERCIAL/OFFICE BUILDING (CORNER OF RUE LAVIGNE AND 50TH AVENUE)

Improvements

1. Add overhang, porch.
2. Add canopy over door.
3. Change siding to narrow clapboard siding.

# APPENDIX 3

## FRENCH VILLAGE DESIGN ELEMENTS

### 1.0 FRENCH VILLAGE THEME

Policy 2.1.1.1 recommends that a French-Village theme which could be expressed in building architecture, signage and street furnishing be adopted for the central area.

In addition, the French Village theme should achieve:

(a) an intimate pedestrian oriented scale of development;

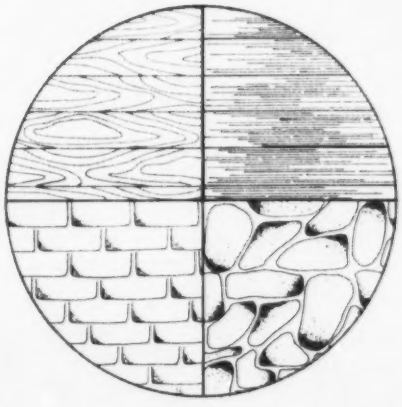
(b) the protection of interesting views; and

(c) the creation of a variety of formal and informal meeting places.

### 1.1 SITE DESIGN

Site design should incorporate an interesting mixture of land uses, with attention given to detail in sidewalk finish (brick, stone), furnishings (litter containers, lighting fixtures, benches) and landscaping which evoke the village theme and are scaled to the pedestrian.

Consideration should be given to the pedestrian when reviewing site plans, with particular attention being paid to the design and placement of canopy overhangs and sidewalk widths. Sidewalks should be wide enough to accommodate a variety of pedestrian movements into, and between stores.



## 1.2 BUILDING DESIGN

As with site design, the form of buildings should be oriented to the pedestrian through all or a combination of:

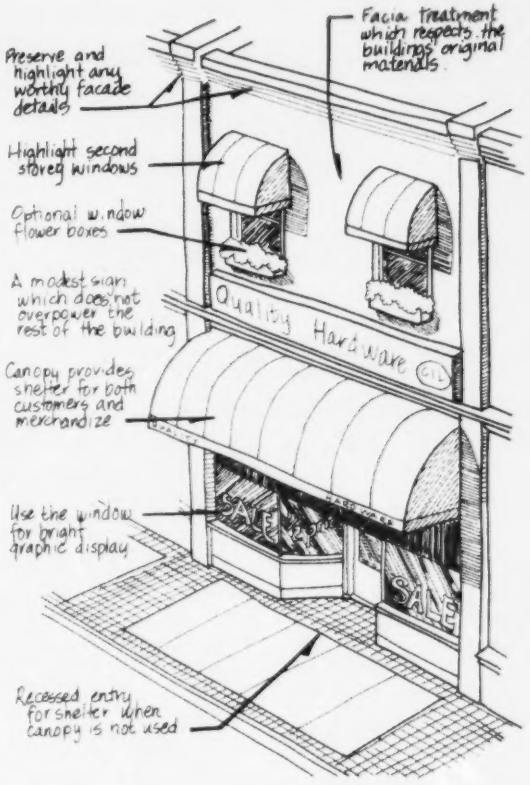
(a) small store fronts incorporating windows and display cases;

(b) exterior finishing using "fine-grained" materials such as brick, stone and wood as opposed to materials such as precast concrete and metal cladding;

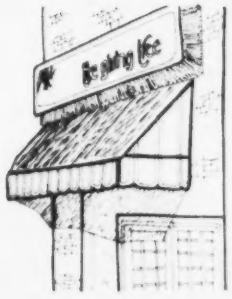
(c) pastel colours (cream, grey, white) with accenting colours for trim;

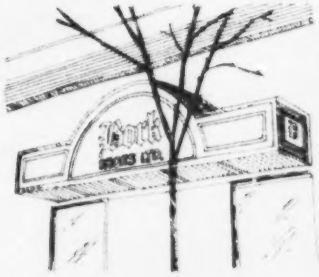
(d) variation in building height and roof shape; and

(e) coordination of signage with building design and the village theme.


Facia treatment which respects the buildings original materials
Preserve and highlight any worthy facade details
Highlight second storey windows
Optional window flower boxes
A modest sign which does not overpower the rest of the building
Canopy provides shelter for both customers and merchandize
Use the window for bright graphic display
Recessed entry for shelter when canopy is not used
Quality Hardware
SALE
SALE

Village Square





The village theme should be unified throughout the central area by not only the above noted techniques, but also by certain elements common to all developments such as:

(a) the use of pedestrian weather protection devices (awnings, overhangs and recesses);

(b) common sign lettering styles, colours and types (fascia, overhanging, etc.);

(c) common window treatment (latticed and recessed); and

(d) common types of hardware material (brass door knobs, address numbers and building light fixtures).

## 2.0 STREETSCAPE THEME

An essential requirement in developing a unified "look" to a downtown is to establish a streetscape design theme. The theme should reinforce the best of what already exists. In a town which has a very strong historic identity, for instance, an "historic" theme would be appropriate.

Beaumont has a mix of building types, and there is no single predominate style. Historic buildings with architectural character are mixed with buildings of a modern design.

As a unifying force between this stylistic mix, the streetscape design theme should reflect elements of both approaches while retaining a design integrity of its own.

## 2.1 STREETSCAPE FRAMEWORK

The design influences described previously, when taken in combination and applied to the study area, generate a pattern of design treatment, in which different intensities in street improvement occur in different locations.

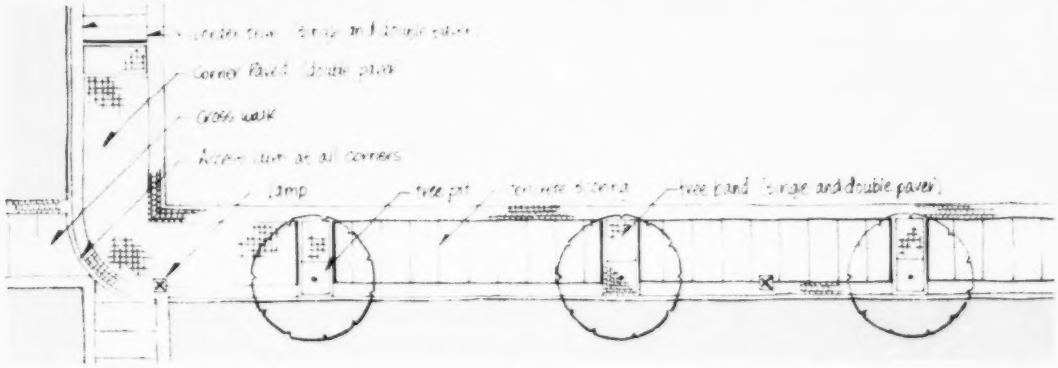
### STREET RELATED AREAS

#### 2.1.1 Gateways

As people, particularly drivers, enter downtown, they should be alerted that they are entering a special area. This can be done with banners, display planting, and the beginning of the typical design treatment.

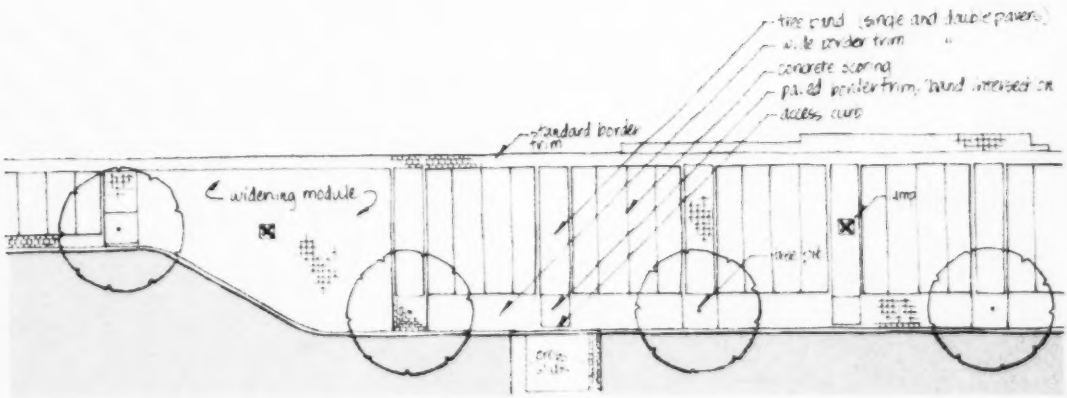
## 2.1.2 Typical Treatment

One of the most important design objectives is to establish a "field" of street improvements throughout the downtown area to encourage a visual cohesion about it. A repetitive typical treatment incorporating sidewalk paving patterns, street tree planting, lighting and other street furniture should therefore be applied on most of the shopping streets, as well as key streets leading to shopping areas.



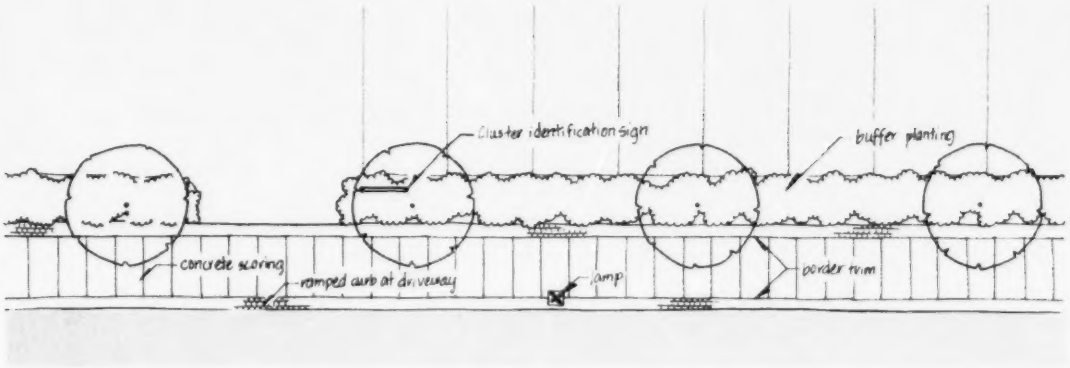

## 2.1.3 Special Emphasis in Key Locations

Some areas deserve special emphasis because they are in particularly crucial locations, they are heavily used, or they have symbolic importance. Such areas include a Town Square or downtown focus which may complement or overlap the civic square; the gateways to downtown; and street intersections.



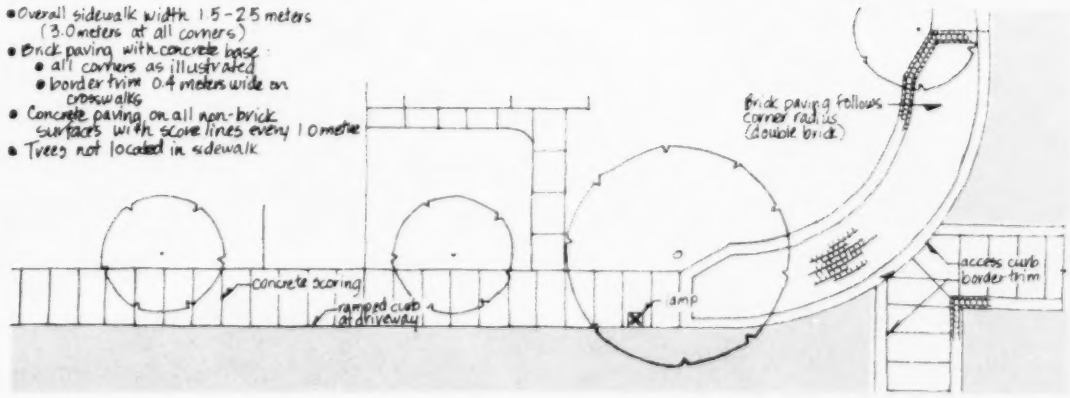
### 2.1.4 Partial Treatment

There are streets within the commercial areas of downtown which are not heavily used and could, in the interests of keeping costs down, be treated with less intensity. These would be primarily service or parking frontages that were expected to remain so for some time.




### 2.1.5 Residential Treatment

Those parts of the study area which are residential have a character distinct from the commercial areas. They have significant existing tree cover with considerable landscaping to the front yards and street. Only minor improvements would be required in these areas.


• Overall sidewalk width 1.5 - 2.5 meters (3.0 meters at all corners)
• Brick paving with concrete base
• all corners as illustrated
• border trim 0.4 meters wide on crosswalks
• Concrete paving on all non-brick surfaces with score lines every 1.0 metre
• Trees not located in sidewalk
brick paving follows corner radius (double brick)
concrete scoring
ramped curb at driveway
ramp
access curb
border trim

## 2.2 STREETSCAPE FURNISHINGS

In order to obtain the coordinated visual effect discussed previously, the various elements of the streetscape must be carefully selected according to a set of consistent guidelines or criteria. This section sets out the criteria by which appropriate plant material, lighting fixtures, benches, waste receptacles, signage and paving may be selected.

### 2.2.1 General Guidelines

(a) All elements should take into account the design theme, blending both historic and contemporary design principles.

(b) The material, colour, form and general design of each streetscape element should be selected so as to be compatible with others - for example, benches should coordinate with waste receptacles and lamp standards, and so on with all street furnishings.

(c) Streetscape elements should be selected so that they will be sufficiently affordable in the future to allow the continued acquisition of similar designs in the progressive implementation of street improvements throughout the study area.

(d) All elements should be durable and sufficiently hardy to minimize maintenance, and resist impact damage and vandalism.

(e) Street furnishings and planting material should be selected so that each is to some extent unique to Beaumont and possibly Beaumont crests or decors on items such as benches, planters and waste receptacles could be used.

### 2.2.2 Planting

The primary function of planting is to provide:

(a) An attractive touch to the urban environment, brought out by tree form, foliage pattern, and colour.

(b) Spatial definition to the street, for instance by clearly identifying pedestrian routes and seating areas.

(c) Climatic moderation, providing shade in summer and wind protection in winter.

There are three primary types of planting possible:

(a) Large-crowned, long-trunked trees set in the pavement, so that people can walk under and between them. Street trees are used along all sidewalks, in pedestrian plazas, and in special boulevards.

(b) Buffer planting where low and dense foliage is used to screen parking lots, for seasonal colour masses, and to define park edges.

(c) Special displays, being a combination of shrubs, flowers, and trees with more than normal impact at places like the downtown gateways, seasonal hanging baskets, and flower beds.

2.2.3 Paving

The design of paving should:

(a) Provide a surface suitable for pedestrians which is distinctive and durable and appropriately scaled for pedestrian use.

(b) In response to the design theme, a warm modular brick paving is most appropriate. Brick as a material spans all historic periods, and a regular, formal pattern brings to mind historic promenades. The most appropriate would be red clay brick, and in the interests of economy this can be combined with scored concrete paving. The brick should be overlaid on a solid concrete base so as to avoid uneven heaving which invariably occurs when unit pavers are laid on a flexible base. Concrete paving should be scored to establish a scale that relates well to the brickwork.

(c) The proportion of brick to concrete can vary according to the intensity of use established in the planning framework. The more important the area, the greater percentage of brick can be used.

The paving surface will also expand or contract in area depending upon the importance of the location. This means that sidewalks will be widened in special places such as street intersections (where this can be done without interfering with traffic flow).

The paving pattern forms the strongest visual backbone of the streetscape improvements. There are four interpretations of the same design theme:

(a) The typical condition is a 3 metre sidewalk, bordered on both sides with brickwork, with brickwork cross-bands and tree locations at 10 m centres. Concrete is scored at 1 m centres to create the effect of linear pavers. At the street corners, the brick band expands to take over the whole corner and thereby identify the intersection.

Crosswalks are strongly identified by taking the concrete surface in preference to the street asphalt at the intersections. These are 3 m wide, with an edge band of brickwork to identify them as a continuation of the pedestrian surface.

(b) In special wider areas the typical condition is "doubled-up". Cross bands are at 5 m centres and the curb band is doubled in width.

(c) In partial treatment areas, the edge brick bands and concrete score modules are maintained, but the brickwork cross-bands are eliminated. This allows a less regular rhythmic module of tree planting - regularity is often difficult to achieve in these areas because of the many access points required for deliveries.

(d) In the residential condition, the sidewalk is narrowed and all concrete. This is visually offset by the greater landscaped setbacks to the buildings. Brick is confined to the corners.

2.2.4 Lighting

The design objectives for street light fixtures are:

(a) To create a distinctive quality in both the lighting performance and fixture appearance so that it is recognizably different from lighting in the rest of the Town.

(b) To allow for a phased replacement of the downtown's lighting fixtures over a period of years.

Selection of street lights should respond to the design theme in the following ways:

(a) The design of the luminaire should have an historic derivation such as a coach lamp of metal construction with a black finish.

(b) The scale of the fixture should relate to pedestrians, and therefore be shorter than existing lamp poles - an average luminaire mounting height of 15 foot; 12 foot minimum and 16 foot maximum.

(c) There should be no visible overhead wires since early lamps were gas lamp style. The light quality should be from an indirect source to reflect the gas lamp quality.

(d) Components should be sufficiently durable to resist weather and vandals.

(e) The light source should be energy-efficient and designed for long life, the most appropriate being high pressure sodium vapour.

(f) The lighting level of each fixture should be sufficient so that they can be spaced reasonably far apart in the interest of cost effectiveness. At the same time, the lighting should be indirect to reduce glare and throw light to the ground so as to eliminate light penetration into second storey windows.

(g) Spacing will vary according to the intensity of pedestrian use and standards for various street types. For the typical situation, a staggered spacing of approximately 10 meters should achieve the required light level for an arterial road. The spacing of light standards sets up a basis for a rhythm of all the street furnishings, and a module of lamps, paving strips, and street trees can be developed from lamp spacing.

(h) Standards should be close to the curb to allow free pedestrian movement, but since they could also act as poles for banners projecting at right angles to the street, and should not impede door opening from parked cars, they should be set back about 0.6 m from the curb.

2.2.5 Seating

The function of seating is not only to provide something to rest on, but also to encourage social interaction by the way seats are grouped, and by locating them at places where conversation might be struck up. While seating is primarily accomplished by providing benches, walls and planters should also be selected, keeping in mind a seating edge as a secondary function.

Benches of historic design were generally of cast iron supports with wooden slat seating surface and backrests. It was common to identify the name of the municipality in the casting support or the wood. Benches in Beaumont should reflect both these attributes.

The selection criteria are as follows:

(a) Seating base and support brackets of black metal, preferably cast iron.

(b) Seating and back surface of wood slats.

(c) Material and construction to be sufficiently robust to be vandal and weather resistant. The metal finish should be rust resistant. The wood slats should be finished naturally or with stain. Fastening system should be concealed or otherwise require special tools for disassembly.

(d) Most importantly the bench should be comfortable to sit on, which removes many presently available seat designs from consideration.

The arrangement and placement of benches must relate to site conditions, but some general observations can be made:

(a) Benches should be grouped together wherever possible to create "seating areas".

(b) Seating should be combined with planters, receptacles and lighting in order to complement and define the seating area.

(c) Seating areas should be located and arranged with a judicious blend of sunny, shady, private, busy and quiet environments so that the user can choose according to his mood.

(d) Ambitious arrangements of numerous elements should be restricted to special areas where there is adequate room and sufficient demand for such a feature. Seating should not be "forced" upon an area.

2.2.6 Planters

Planters may be a quick and easy way of getting planting into the downtown environment without getting involved in underground servicing, poor soil, road salt and the hazards of snow removal equipment, but they are not very satisfactory from an aesthetic and functional point of view. Their use should be restrict for genuinely temporary tree planting applications, or where they can be successfully with low shrubs and flowers.

The large scale planters now associated with urban environments do not have an historic precedent, since before heavy moving equipment was available, planters were constructed of clay or wood for small plants and were taken indoors in the winter. The main response to the design theme, therefore, is to cast a municipal name band into the container.

The general design requirements are as follows:

(a) The construction material should be durable so as to withstand occasional abuse by equipment and vandalism. Concrete is probably the only really suitable material.

(b) The finish should be easily cleaned and patched: sandblasted or bushhammered concrete rather than exposed aggregate.

(c) The container should allow for proper watering, percolation and drainage - weep holes should release excess water.

(d) The planter should be personalized by casting the name and/or crest of the municipality.

(e) Planters should be as small as possible so as to avoid obstructing pedestrian flow.

2.2.7 Waste Receptacles

Nothing detracts more from the aesthetics of the urban landscape than visible garbage. Well-designed and located waste receptacles are essential to the control of litter, and they also save time and money in landscape maintenance.

In considering the design theme, historic precedents of waste paper baskets were generally open mesh or wrought iron open work. These have the disadvantage of exposing the litter they are meant to contain. Since this is inappropriate, the main design theme guideline is to coordinate waste receptacles with other streetscape elements, particularly the planters. A cast iron or black aluminium lid and crest castings will help achieve this. The design requirements, therefore, are:

(a) The container should entirely conceal litter from view and from the weather. A lid should be part of the design in order to reduce smell and cut down on litter-attracted insects.

(b) It should not be so large that it dominates its location, yet it should be sufficiently generous in size to prevent overflow between pick-ups.

(c) Material should be sufficiently sturdy to withstand minor impact and resist flame. Painted sheet metal will conceal litter but can dent on impact, and will blister and peel in a litter fire. Sandblasted or bushhammered concrete appears the most appropriate.

(d) The receptacles should be personalized by casting the name and/or crest of the municipality into the container and/or the lid.

Placement and arrangement should take into account the following considerations:

(a) Receptacles should be located close to high use areas such as pedestrian thoroughfares, rest areas, fast food outlets and restaurants, seating areas and bus stops.

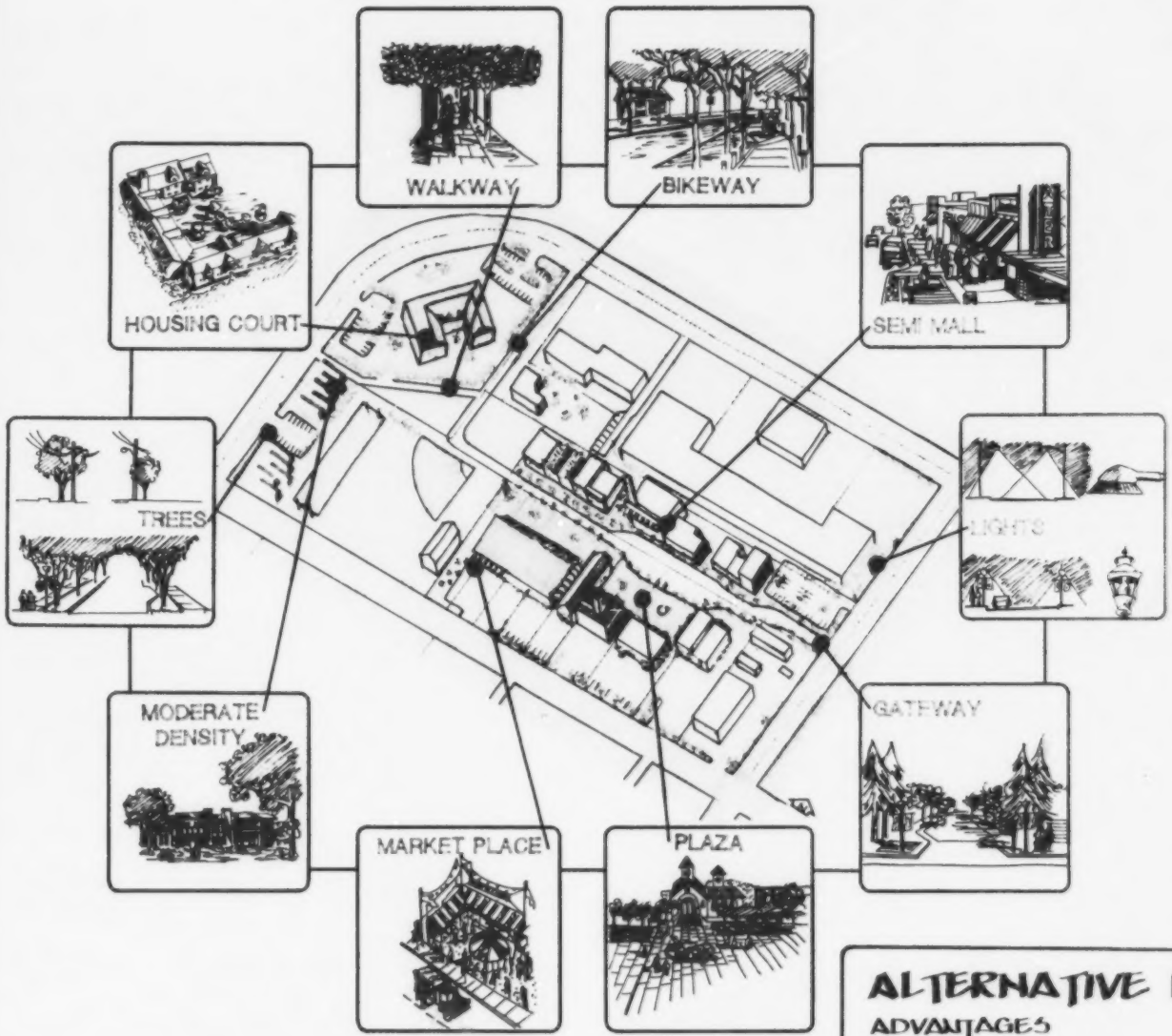
(b) In high use areas, they should be plentiful, visible and convenient.

(c) They should be situated so that they do not interfere with pedestrian movement.

(d) The container should be anchored in place or sufficiently heavy to prevent removal by vandals.

# VILLAGE SQUARE CONCEPT

## ALTERNATIVE 1




### ALTERNATIVE 1

ADVANTAGES

- MOST EFFICIENT USE OF LAND
- BETTER PEDESTRIAN/VEHICULAR TRAFFIC SEPARATION
- EACH COMMERCIAL LOCATION IS EQUALLY ACCESSIBLE THEREFORE MARKETABLE
- A UNIFIED THEME IS MORE EASILY ACHIEVED
- EACH LANDOWNER IS LESS DEPENDENT ON HIS NEIGHBOUR

SOURCE: [illegible]
UNIVERSITY OF CALIFORNIA, BERKELEY, 1970

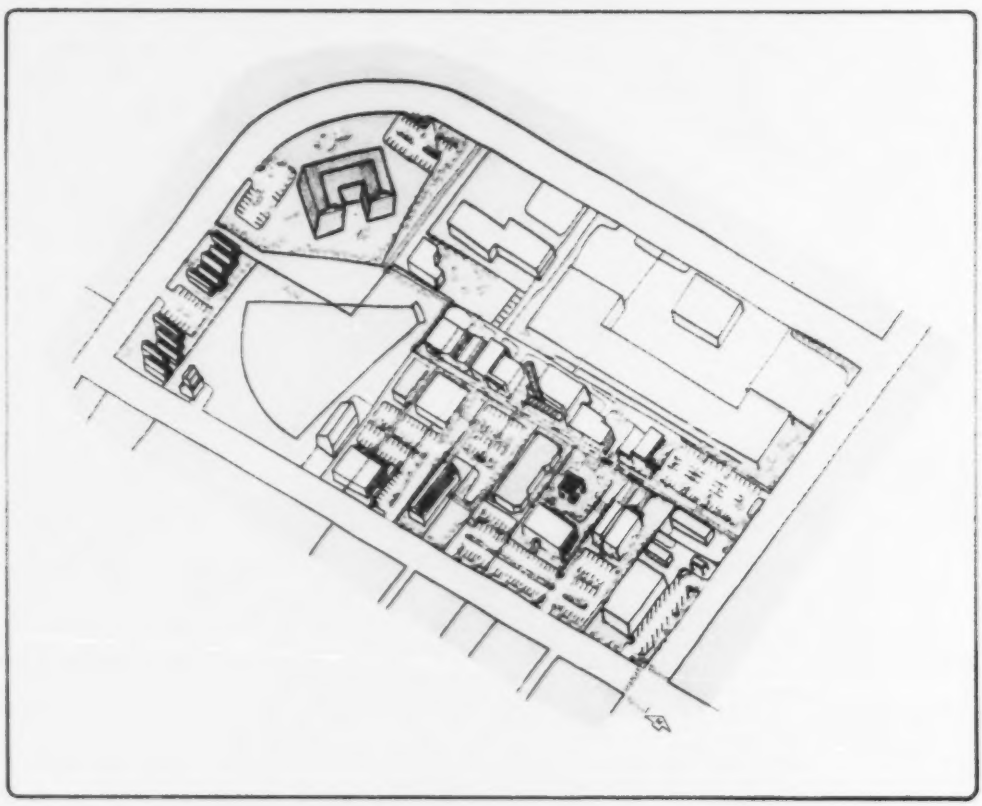
THE SHAPE OF HOUSING IN ALBERTA [illegible]
PUBLISHED BY ALBERTA HOUSING AND PUBLIC WORKS, 1981

EDMONTON METROPOLITAN REGIONAL PLANNING COMMISSION

MAY, 1985

# VILLAGE SQUARE CONCEPT

## ALTERNATIVE 2



### ALTERNATIVE 2

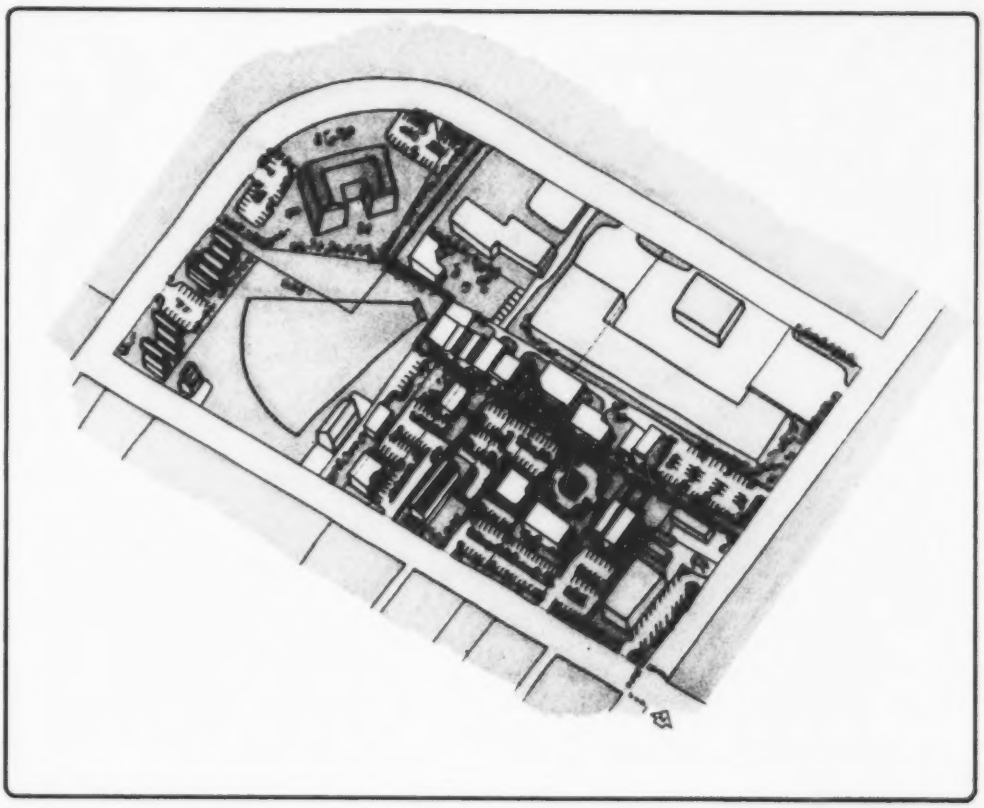
ADVANTAGES

- AVOIDS ROAD RIGHT OF WAY AND CONSTRUCTION COSTS
- EACH DEVELOPMENT CAN PROCEED INDEPENDENTLY WITHIN OVERALL PLAN
- MORE EASILY PHASED
- TIMING OF DEVELOPMENT LESS CRITICAL
- MORE FLEXIBILITY, HOWEVER GREATER ATTENTION MUST BE PAID TO AESTHETIC CONTROLS AND LANDSCAPING

BOROUGH INTERVALE
REGIONAL PLANNING COMMISSION NOV 1988

# VILLAGE SQUARE CONCEPT

## ALTERNATIVE 3



### ALTERNATIVE 3

ADVANTAGES

- SIMILAR TO ALTERNATIVE 2
- SITE DESIGN SHOWS MORE VEHICULAR ACCESS AND PARKING IN THE INTERIOR OF THE BLOCK
- ALL DEVELOPMENTS MAY PROCEED INDEPENDENTLY